

# **Attachment C**

## **Applicant Appeal Justification**

Kelly Diekmann  
City of Sunnyvale  
Planning Department  
456 West Olive Avenue  
Sunnyvale, Ca. 94088

September 16, 2005


Re: 1156 Aster Street

Dear Mr. Diekmann:

Our appeal to the added condition, of a slate roof, at the planning commission review of the townhouse project at 1156 Aster Ave, Sunnyvale is based on three points;

1. The use of slate tile which meets the city requirement of a 50 year warranty requires a roof pitch of 8:12, this would increase the 34'/36' height respectively to 40'/42'. A slate tile roof could be installed as low as 6:12 but would not have a 50 year warranty. We would therefore require a height increase in our project.
2. A slate roof is architecturally incompatible with the style of architecture proposed. Craftsman styles (bungalow/cottage) have long shallow sloping roofs with extended overhangs. In early sessions with the planning staff it was requested we extend the overhangs further to closer imitate bungalow roofs- Slate roofs typically have no overhangs. A slate roof historically is with a stone/brick gothic or cathedral style. Even modern homes with slate roofs are an imitation of a European old world building with grandiose aspirations.
3. Visually the roof, unless with increased height, would barely be in visual range of a pedestrian on the ground.
4. The additional cost burden would increase the overall project by \$610,000 minimum for roof material and labor. The additional weight would permeate through the structural analysis increasing support requirements through additional materials and labor costs not included in this number. This burden of this cost would be borne by the purchaser and be in the range of \$1,500-\$2,000 per unit.

Respectfully,



Peter Petruzzi

Linea<sup>3</sup>

1165 francisco street no.7  
San Francisco, California  
9 4 1 0 9  
415-674-8039